075.0	0002	0021.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,287,800	/	1,287,800
USE VALUE:	1,287,800	/	1,287,800
ASSESSED:	1,287,800	/	1,287,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		PARKER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRAUN PETER & LINDA A
Owner 2:	
Owner 3:	
Street 1:	11 PARKER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 13,401 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Vinyl Exterior and 2974 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13401.000	424,700		863,100	1,287,800
Total Card	0.308	424,700		863,100	1,287,800
Total Parcel	0.308	424,700		863,100	1,287,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.08 | /Parcel: 433.0

Legal Description

User Acct
47407
GIS Ref
GIS Ref
Insp Date
10/29/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 075.0-0002-0021.0

!6264!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	424,900	0	13,401.	863,100	1,288,000	1,288,000	Year End Roll	12/18/2019
2019	101	FV	332,800	0	13,401.	863,100	1,195,900	1,195,900	Year End Roll	1/3/2019
2018	101	FV	332,800	0	13,401.	739,800	1,072,600	1,072,600	Year End Roll	12/20/2017
2017	101	FV	332,800	0	13,401.	690,500	1,023,300	1,023,300	Year End Roll	1/3/2017
2016	101	FV	332,800	0	13,401.	591,900	924,700	924,700	Year End	1/4/2016
2015	101	FV	331,200	0	13,401.	530,200	861,400	861,400	Year End Roll	12/11/2014
2014	101	FV	331,200	0	13,401.	490,800	822,000	822,000	Year End Roll	12/16/2013
2013	101	FV	331,200	0	13,401.	467,900	799,100	799,100		12/13/2012

PRINT

Date	Time
12/10/20	21:03:42

LAST REV

Date	Time
04/30/19	14:03:36
apro	

USER DEFINED

Prior Id # 1:	47407
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6264

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11690-516		6/10/1969		63,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2015	1457	Alterati	5,864					
8/5/2015	1090	Solar Pa	20,000		8/5/2015			Install 30 solar p
1/16/2013	63	Manual	3,287	C				
6/2/2006	425	Re-Roof	13,400			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	MEAS&NOTICE	BS	Barbara S
5/16/2013	Info Fm Prmt	EMK	Ellen K
6/19/2009	Info At Door	189	PATRIOT
10/21/1999	Meas/Inspect	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13401		Sq. Ft.	Site		0	70.	0.92	4			View	50					863,132						863,100	

Total AC/HA:	0.30764	Total SF/SM:	13401	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	863,132	Spl Credit		Total:	863,100

EXTERIOR INFORMATION

Type:	19 - Ranch
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	Yes Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.14435029
Const Adj.:	0.99000001
Adj $ / SQ:	107.626
Other Features:	102074
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	521806
Depreciation:	97056
Depreciated Total:	424750

COMMENTS

F.P. ON DECK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

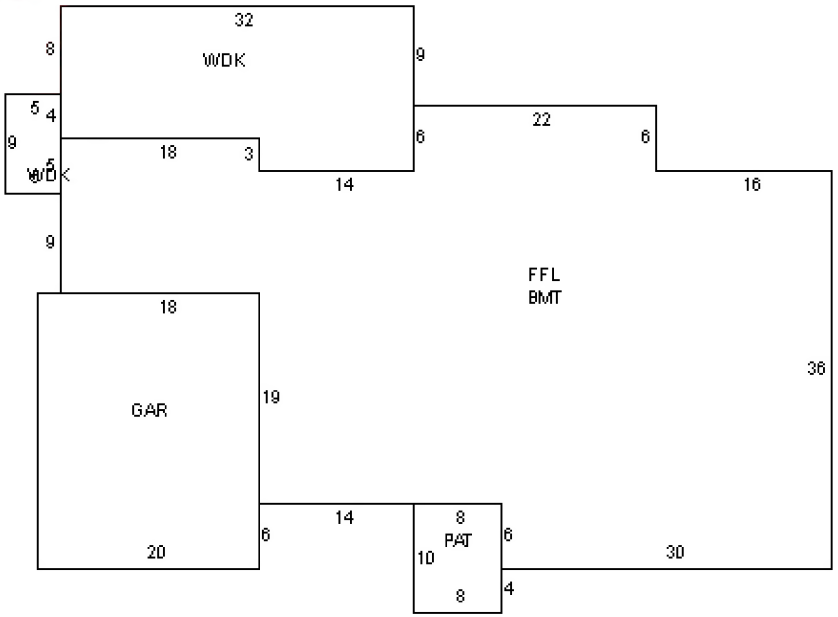
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	130.23
Special Features:	0	Val/Su Net:	80.15
Final Total:	424700	Val/Su SzAd	199.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,124	40.680	86,410
FFL	First Floor	2,124	107.630	228,598
GAR	Garage	500	19.800	9,900
WDK	Deck	471	8.040	3,788
PAT	Patio	80	5.940	475

Net Sketched Area:	5,299			Total:	329,171
Size Ad	2124	Gross Are	5299	FinArea	2974

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 075.0-0002-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: